

SIX POINTS DEVELOPMENT AREA

WEST ALLIS, WI · TAX KEY NO. 454-0647-000

READY TO BUILD

7.6 Acres

\$150,000 / Acre

Zoned: C-3

**Community Commercial
Mixed-Use Permitted**

Willing to Divide

**Minutes from
Downtown Milwaukee
& Zoo Interchange
(I-94 and I-894)**

**Located On
Arterial Roads &
Public Transportation**



COMMERCIAL DEVELOPMENT SITE



For More Information:

Patrick Schloss
Community Development Manager
City of West Allis
(414) 302-8468
pschloss@westalliswi.gov

SITE ADVANTAGES

LOCATION

Cleared-parcel located in center of Metro Region
Minutes to Downtown Milwaukee & Airport

ECONOMICS

New Market Tax Credit eligible site
Financial Incentives available

ACCESSIBILITY

Greenfield Ave. corridor (State Hwy 59)
Access to Interstate via S. 70th St. and S. 60th St.
Located on Public Transportation (including express Bus Line)

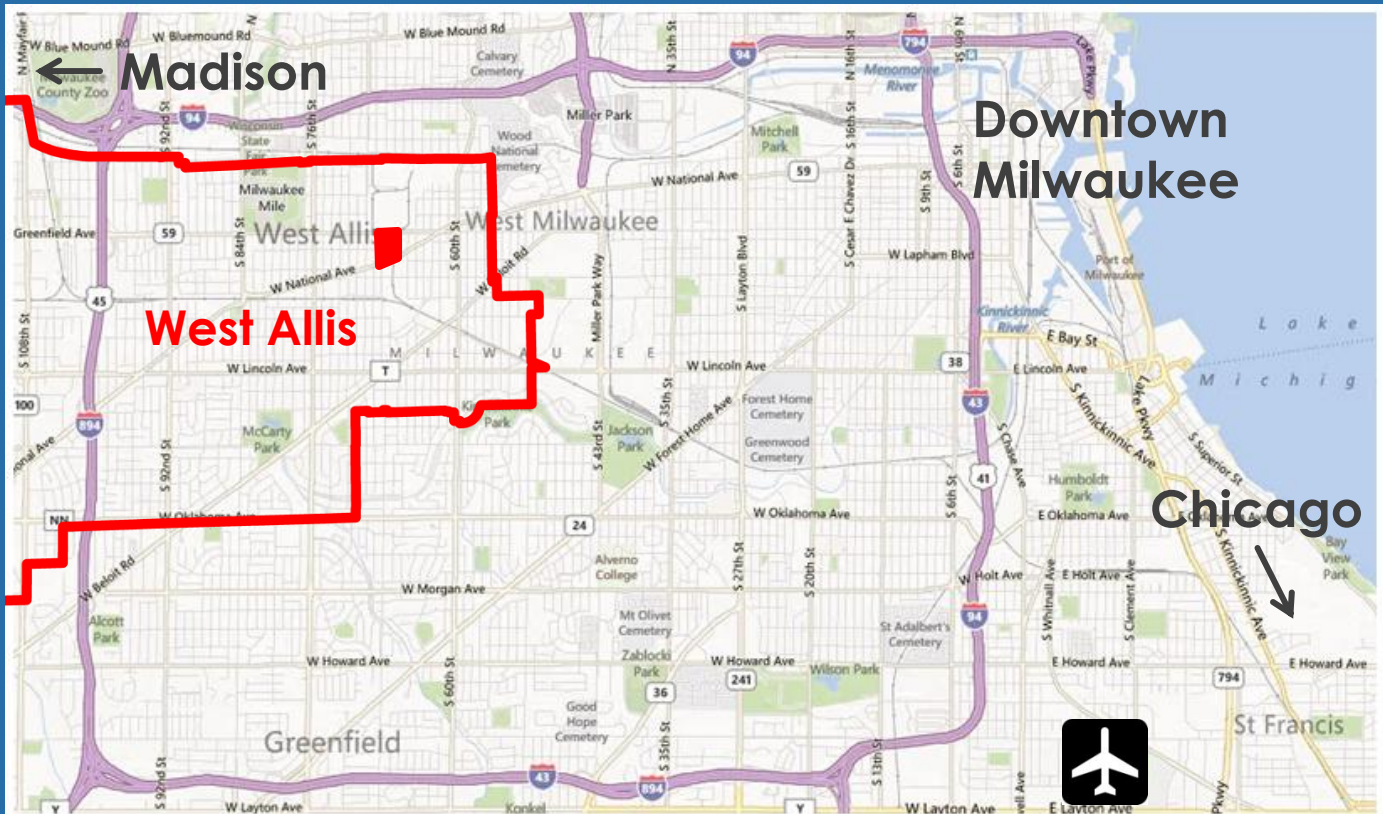
PROXIMITY

RESIDENTIAL: Established urban neighborhood
New multi-family apartments and condos

COMMERCIAL: Adjacent to Summit Place Office Complex
(650,000 sq. ft. of office space, 2,500 employees)

EDUCATION: Regional MATC Campus and Lakeland College
West Allis / West Milwaukee School District

RETAIL: Part of mixed-use commercial district
Across street from West Allis Towne Centre



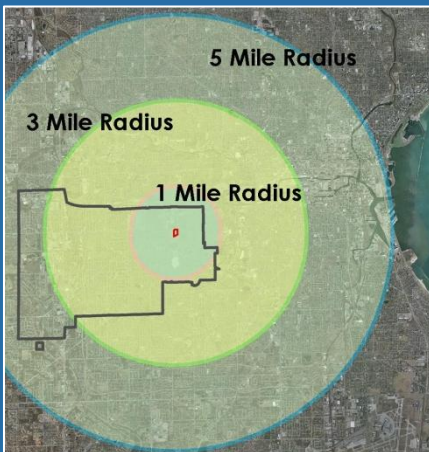
EAST SIDE INVESTMENTS

REDEVELOPMENTS:

- A) Cardinal Capital (2013)
- B) West Allis Town Centre
- C) Summit Place
- D) Toldt Apartments
- E) Farmers Market
- F) Six Points Condos
- G) Berkshire Senior Apts.
- H) Epikos Church
- I) Walgreen's
- J) Renaissance Center



SIX POINTS DEVELOPMENT AREA REPORTS



Race Distribution Report-1 Mile Radius (2013)

	Total	Percent
White	19,016	81.79 %
Black	1,252	5.38 %
American Indian	338	1.45 %
Asian	322	1.38 %
Pacific Islander	7	.03 %
Other	1,309	5.63 %
Multi-race	1,006	4.33 %
Hispanic	3,464	14.9 %

Age Distribution Report-1 Mile Radius (2013)

	Total	Percent
0-4	1,733	7.45 %
5-9	1,475	6.34 %
10-19	2,531	10.89 %
20-29	3,978	17.11 %
30-39	3,867	16.63 %
40-49	3,020	12.99 %
50-59	3,082	13.26 %
60-64	1,098	4.72 %
65+	2,466	10.61 %

Household Income Distribution-1 Mile Radius (2013)

	Total	Percent
<\$10K	645	6.27 %
\$10-\$20K	1,184	11.51 %
\$20-\$30K	1,436	13.96 %
\$30-\$40K	1,721	16.72 %
\$40-\$50K	1,350	13.12 %
\$50-\$60K	995	9.67 %
\$60-\$75K	1,092	10.61 %
\$75K-\$100K	1,050	10.2 %
>\$100K	817	7.94 %

Demographics and Labor Force Report (2013)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	23,250	176,923	456,258
Households	10,290	73,956	179,626
Labor Force	13,583	96,227	233,907
Business Establishments	962	5,820	19,690



About West Allis . . .

Located at the center of the Milwaukee Metropolitan region, West Allis provides valuable proximity to all of your business' or family's needs. The City is connected to the surrounding Region and State by existing transportation infrastructure that grants great mobility for products, services and daily needs. The City's diversifying economic portfolio and location within the State's largest consumer and business markets further reinforce West Allis as a smart choice to call home.

In addition to maintaining a pro-active business climate, West Allis was recently rated as the top place to raise a family in the metro area. This recognition acknowledges that West Allis' established, family-oriented neighborhoods with high-quality and affordable housing and commercial amenities, create a an ideal environment to live, work, raise a family and operate a business.



CITY AT THE CENTER
WEST ALLIS

Department of Development
7525 W. Greenfield Ave.
West Allis, WI 53214
(414) 302-8460
www.westalliswi.gov